

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

6/14/89

UNFINISHED BUSINESS

#484 10476
2271

Reclassification Of Areas Shown On Map No. 22-C.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-1 Restricted Manufacturing District and M2-2 General Manufacturing District symbols and indications as shown on Map No. 22-C in the area bounded by

a line 203 feet north of and parallel to East 95th Street; a line 536 feet west of and parallel to South Jeffery Avenue; East 95th Street; a line 1,491.28 feet west of South Jeffery Avenue; a line 483.69 feet long starting at a point 47.92 feet north of East 95th Street and 1,491.28 feet west of South Jeffery Avenue to a point 1,965.78 feet west of South Jeffery Avenue and 139.39 feet north of East 95th Street; a line 1,965 feet west of and parallel to South Jeffery Avenue; a line 170 feet north of and parallel to East 95th Street; a line 2,053.61 feet west of and parallel to South Jeffery Avenue; and a line 203 feet north of and parallel to East 95th Street,

to the designation of a C3-1 Commercial-Manufacturing District and a corresponding use district is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the C3-1 Commercial-Manufacturing District symbols and indications as shown on Map No. 22-C in the area bounded by

a line 203 feet north of and parallel to East 95th Street; a line 536 feet west of and parallel to South Jeffery Avenue; East 95th Street; a line 1,491.28 feet west of South Jeffery Avenue; a line 483.69 feet long starting at a point 47.92 feet north of East 95th Street and 1,491.28 feet west of South Jeffery Avenue to a point 1,965.78 feet west of South Jeffery Avenue and 139.39 feet north of East 95th Street; a line 1,965 feet west of and parallel to South Jeffery Avenue; a line 170 feet north of and parallel to East 95th Street; a line 2,053.61 feet west of and parallel to South Jeffery Avenue; and a line 203 feet north of and parallel to East 95th Street,

to the designation of a Commercial-Business Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as are set forth on the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

*95th Street
J & P
limited partnership*

Commercial-Business Planned Development No. _____

Plan Of Development

Statements.

1. The area delineated herein as "Business Planned Development" is controlled pursuant to options to purchase said property. The actual developer of the Planned Development shall be First National Realty and Development Company, Incorporated.
2. The applicant, or its successors, or grantees shall obtain all official reviews, approvals, licenses and/or permits.
3. The following uses shall be permitted within the area delineated herein as Business Planned Development: grocery store, home improvement store, various hard and soft goods retail and service type business uses, restaurants, parking and related other uses.
4. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated as Business Planned Development. Such data indicates that the development shall be in general compliance with the C3-1 Commercial-Manufacturing District classification, as well as the intent and purpose of the Chicago Zoning Ordinance.
5. Accessory and/or outlet buildings or structures may be constructed in the Business Planned Development either prior to, subsequent to or concurrently with any one or more principal buildings.
6. Off-street parking and loading facilities shall be provided in compliance with this plan of development reflected in the submitted site plan.
7. Any dedication or vacation of streets and alleys or easements or grants of privilege or any adjustments of rights-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees, or grantees.
8. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Public Works in compliance with the Municipal Code of Chicago to provide ingress and egress lanes, if required, shall be adequately designed and paved in compliance with the City of Chicago Municipal Code. There shall be no parking within such emergency lanes.

9. All peripheral landscaping along 95th Street will correspond with the submitted landscape plan dated April 13, 1989.
10. Business and business identification signs may be permitted within the area delineated herein as Business Planned Development. Temporary signs such as construction and marketing signs may be utilized as reasonably required.
11. This Plan of Development is applicable to the area delineated herein and these and no other controls shall apply to the delineated area.
12. This Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and in force on the date of this application.
13. All applicable permits required by the Army Corps of Engineers, I.E.P.A., Illinois Department of Transportation and other relevant state and federal agencies regarding state roads, wetlands and related environmental issues shall be in place prior to Part II approval by the Commissioner of the Department of Planning.

[Generalized Land Use Plan, Existing Zoning and Preferential Street
Map and Property Line Map and Right-of-Way Adjustments
attached to the Plan of Development printed
on pages 2275 through 2277 of this
Journal.]

Table of Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Commercial-Business Planned Development No. _____

Table Of Use And Bulk Regulations And Data.

Area	Net Site Area <u>Sq. Ft.</u> Acres	Net Building Area Sq. Ft.	Generalized Description Of Permitted Uses	Actual F.A.R.	Percentage Of Coverage
	<u>193,902</u> 4.45	75,000	Food stores, drug stores, banks, retail establishments, restaurants, retail liquor stores, offices, business and professional uses, wholesale establishments, drive-in establishments, parking and related uses	0.3868	38.68%

Gross Site Area = Net Site Area: 4.45 acres plus Existing Rights-of-Way: 1.10 acres = 5.55 acres.

Maximum Permitted F.A.R. for Total Net Site Area: 38.68% of coverage.

Off-Street Parking:

Minimum required: estimated at 76 required spaces.
Estimated provided: 196 spaces, including 2% handicapped.

Off-Street Loading: per C3-1 requirements.

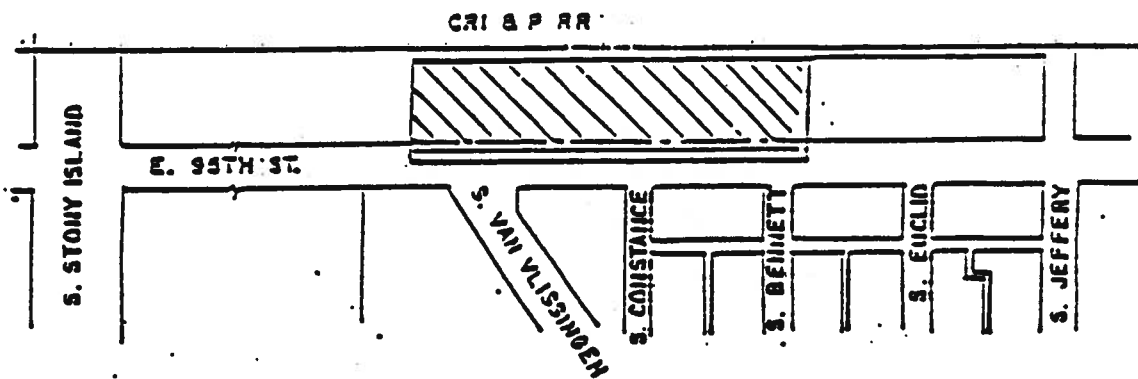
Setback: 15 feet from 95th Street.

6/14/89


UNFINISHED BUSINESS

2275

COMMERCIAL - BUSINESS PLANNED DEVELOPMENT NO. _____ GENERALIZED LAND USE PLAN



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE
-  SEE STATEMENT FOR LIST OF ALL PERMITTED USES

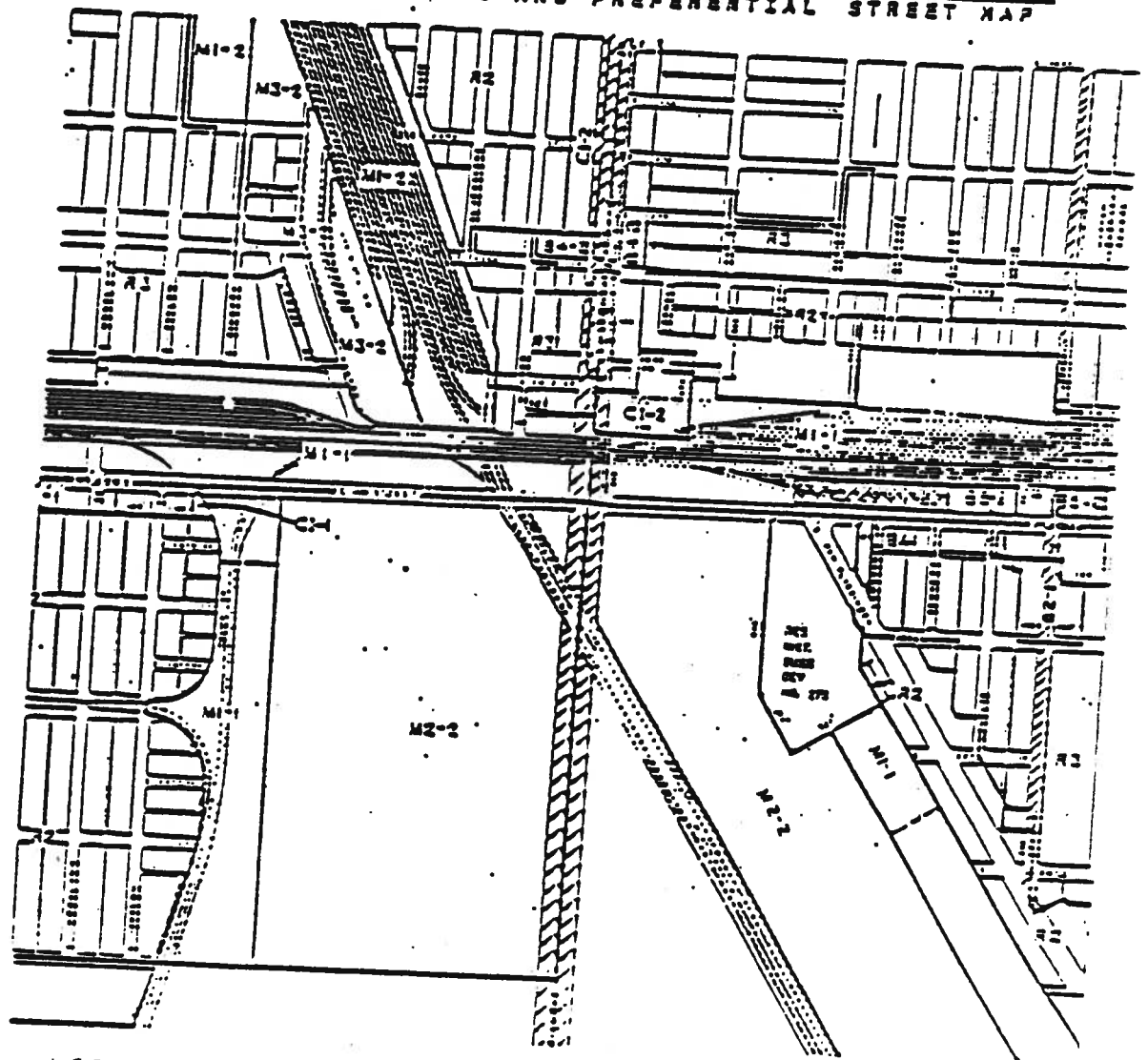
THE FOLLOWING USES SHALL BE PERMITTED WITHIN AREA DESIGNATED HEREIN AS BUSINESS PLANNED DEVELOPMENT:
Grocery Store, Home Improvement Store, various food and soft goods Retail and Service Type business uses,
Restaurants, Parking and related store uses.

APPLICANT: J & N Limited Partnership, an Illinois Limited Partnership

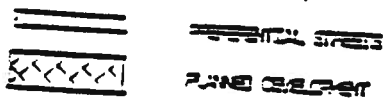
ADDRESS: 45 North LaSalle Street, Suite 700, Chicago, IL 60610

DATE: February 21, 1989 (Revised - April 12, 1989)

... COMMERCIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
EXISTING ZONING AND PREFERENTIAL STREET MAP



LEGEND



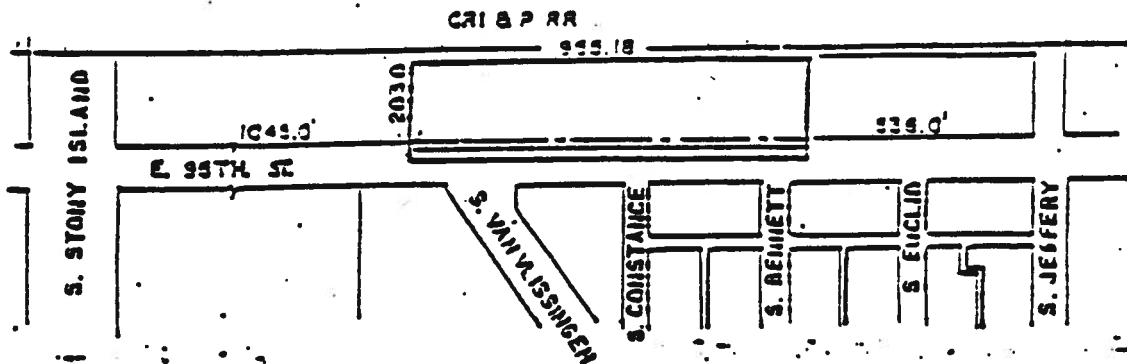
PREPARED BY: J. & H. United Partnership, an Illinois Limited Partnership
ADDRESSES: 45 North LaSalle Street, Suite 700, Chicago, IL 60610
DATE: February 27, 1988 (Revised - April 10, 1988)

6/14/89

UNFINISHED BUSINESS

2277

COMMERCIAL-BUSINESS PLANNED DEVELOPMENT NO. _____ PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENTS



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- - - - - PROPERTY LINE
- 734.00' EASEMENT IN FEET

APPROVED: J & N Union Partnership, an Illinois Limited Partnership
 ADDRESS: 44 North LaSalle Street, Suite 700, Chicago, IL 60610
 DATE: February 27, 1989 (Revised - April 12, 1989)